

## 15. 2014SP-029-001

### WOODSTOCK AT CHESTNUT HILL

Map 105-03, Parcel(s) 346

Council District 17 (Sandra Moore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from IR to SP-R zoning for property located at 1225 4th Avenue South, approximately 150 feet north of Hart Street, (1.24 acres), to permit a residential and office development, requested by Site Engineering Consultants, Inc., applicant; Brent Coursey, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Preliminary SP to permit up to 42 multi-family units and general office (live/work) use.**

#### Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1225 4<sup>th</sup> Avenue South, approximately 150 feet north of Hart Street, (1.24 acres), to permit up to 42 multi-family dwelling units and general office (live/work) use.

#### **Existing Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to general office (live/work) uses.

### CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the nearby Wedgewood-Houston and Chestnut Hill neighborhoods. The proposed SP promotes walkable neighborhoods by requiring building placement and design elements that create a streetscape that enhances the pedestrian experience.

The SP increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The property is located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

The development increases residential density along and near existing transit lines. The site is served by two MTA transit lines – one along 4<sup>th</sup> and 2<sup>nd</sup> Avenues South and another along Chestnut Avenue to the north of the site.

Further, the additional residential opportunity within a developed area of Nashville mitigates urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county. The SP provides additional housing options in this area of South Nashville.

### SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU) policy is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the policy. The Neighborhood Urban policy encourages a mixture of uses, including moderate to high density residential. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited for the site and the surrounding area.

## PLAN DETAILS

The site is odd-shaped parcel wedged in between 4<sup>th</sup> Avenue South and a railroad. The rail crosses 4<sup>th</sup> Avenue South immediately south of the site. The site is located on the south side of the Chestnut Hill neighborhood, just east of the Wedgewood-Houston neighborhood. A lumber yard currently occupies the site. The SP proposes to redevelop the entire site for multi-family purposes. MUL and IR zoned warehouses are located to the north of the site. A public park is located east of the site, across 4<sup>th</sup> Avenue South.

### Site Plan

The plan proposes 42 multi-family residential units in two phases. The request does not include a specific office use; however, the applicant requests to allow general office uses in order to permit the potential for home offices in the proposed dwelling units.

The development will be constructed in two phases.

Phase I will include two buildings. Each building will contain eight dwelling units for a total of 16 dwellings. The Phase 1 cluster will be internal to the site on the north side. The buildings are placed behind two significant easements that encumber the site. The easements make placement of the buildings closer to 4<sup>th</sup> Avenue impossible.

Phase II will include one continuous building that will contain a total of 26 units. Each ground level units will have primary access from 4<sup>th</sup> Avenue South while the 2<sup>nd</sup> story units will have principal access from the rear. The Phase II building will be placed up to and address 4<sup>th</sup> Avenue South.

Parking will be located behind and beside (on the north side) the Phase II buildings and situated around the Phase I buildings. Vehicular access will be limited to one existing point on 4<sup>th</sup> Avenue South. As 4<sup>th</sup> Avenue South is one-way, the site's entrance will be marked to ensure only right turns are made exiting the property. The site plan also establishes an access easement for the adjacent property to the north to enable future connectivity through the site to 4<sup>th</sup> Avenue South.

In addition to street trees, landscaping is proposed in front of the parking areas adjacent to the street to ensure proper shielding. Additional landscaping is proposed throughout the site.

Conceptual elevations were provided; however, final elevations will be required at the final site plan to ensure the proposed buildings appropriately address the street and complement the pedestrian environment.

## ANALYSIS

The proposed SP is consistent with the Neighborhood Urban land use policy, and the plan meets five critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

## FIRE MARSHAL RECOMMENDATION

Approve

## STORMWATER RECOMMENDATION

Approve

## PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Submit striping and signage plan for right turn only exit from project driveway prior to Final SP. On street Parking restrictions on 4th Ave may be required.

## WATER SERVICES RECOMMENDATION

Approve as a preliminary SP only. Applicant must pay capacity fees by Final SP or Final Plat stage.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.24	0.6 F	32,408 SF	116	10	11

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.24	-	42 U	379	25	41

Traffic changes between maximum: **IR** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+263	+15	+30

\*General Office use was not considered in the traffic table as the use will be limited as an accessory to the proposed residential dwelling units.

**SCHOOL BOARD REPORT**

Projected student generation existing **IR** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **SP-MU** district: 0 Elementary 0 Middle 0 High

The proposed **SP-MU** zoning district would not generate any additional students under the Urban Infill Factor.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the **SP** shall be limited to up to 42 multi-family residential units and general office (live/work) use.
2. General Office use shall not be permitted as a principal use in any of the residential dwelling units. General office use may only be permitted as an accessory to a principal use as a residence in any of the residential dwelling units.
3. Comply with Public Works conditions.
4. For any development standards, regulations and requirements not specifically shown on the **SP** plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the **MUL-A** zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary **SP** plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary **SP** plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permit.

Approved with conditions and disapproved without all conditions (7-0-2), Consent Agenda

**Resolution No. RS2014-122**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-029-001 is **Approved with conditions and disapproved without all conditions.** (7-0-2)

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